

Neighbourhood Planning - Experience in Camden

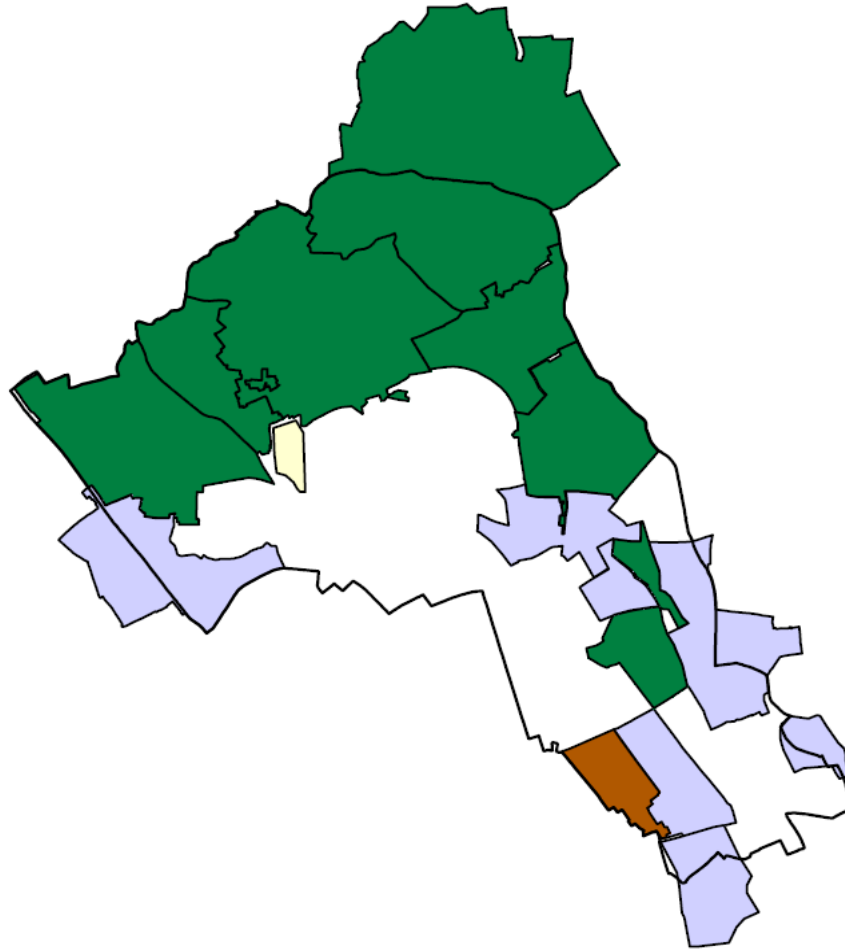
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London Borough of Camden



Neighbourhood Planning in Camden



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Fortune Green & West Hampstead



FG & WH N'hood Plan - Timeline

- Forum established Jan 2012
- Designated May 2013
- Draft consultation Jan 2014
- NPIERS health check Aug 2014
- Submission draft Aug 2014
- Submission Sept 2014

- Examination hearing 11 Dec 2014
- Examiner's report 31 Dec 2014

FORTUNE GREEN & WEST HAMPSTEAD NEIGHBOURHOOD PLAN

AUGUST 2014



FG & WH N'hood Plan - Council support

- Comments on many drafts of plan
- Numerous meetings / discussions
- Council leads submission consultation - also NF publicity
- Examiner chosen jointly - appointed by Council
- Council arranged examination
- Programme officer role for Council
- Council takes lead after examination
- Forum have no further statutory role

FG & WH N'hood Plan - Submission and Examination

- 40+ responses on submission draft
- Council commented as LPA and landowner
- LBC & NF prepared suggested modifications
- 1 day examination hearing - 1st in London
- 11 participants invited - LBC as LPA and landowner
- 9 matters with issues for discussion
- Key issues -
 - conformity with NPPF & local plans
 - viability
 - approach to sites

FG & WH N'hood Plan - Examiner's Report

- meets basic conditions subject to recommended modifications
- "a very commendable document"
- "readable and well-presented"
- substantial modifications - alternative wordings / deletions
- insufficient regard to NPPF or NPPG in number of instances, particularly:
 - need for greater clarity - wording and structure
 - lack of evidence to support policies (e.g. basements, views, heights)
 - sites - aspirations not allocations (no viability testing)
- more consideration of viability / deliverability added
- where appropriate / where applicable

FG & WH N'hood Plan - Post examination

- It's not over yet...
- Need to consider Inspector's report
- Publish decision statement
- Finalise plan wording and maps
- Continued engaging with the Forum
- Referendum
- Council 'makes' Plan
- Legal challenge...?

What we learned...

- Significant amount of work for Council
- Be realistic about timescales / manage expectations
- Good Council / Forum relations are important
- Won't agree on everything
- Examination hearing helpful
- Need for evidence to support policies
- Community support isn't evidence
- Viability work needed for site allocations

- Still learning...